



PLANNING COMMISSION MEETING MINUTES

Monday May 17, 2021 at 7:00pm | Via Zoom

Members Present: Charles Strauss, Sarah Kipp, Martin Jolin, Dominic Picarelli, and John Rice.

Staff Members: Carly Marshall, Planning Director, and Adam Boyer, Planning Commission Solicitor

Members of the Public: Brandon Guiher, KPI, Dominic Picarelli, KPI, Thomas Blount and Chris Zentz, Shippensburg Physical Therapy

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday May 17, 2021 meeting of the Gettysburg Borough Planning Commission at 7:00.

Review and Approve Agenda: Mr. Jolin made a motion to accept the Planning Commission agenda as presented. Ms. Kipp provided a second, and the motion carried unanimously.

Review and Approve Minutes: Ms. Kipp made a motion to accept the April 19, 2021 meeting minutes as presented. Mr. Jolin provided a second and the motion carried unanimously.

Public Comment: None.

Gettysburg Strength & Conditioning: Ms. Marshall presented the subdivision plan submitted for 415 W. Middle Street. She stated that GMA had provided comment on this plan, the two parcels will share a common sewer lateral, so deed paperwork needs to be in place, or install a new lateral. Ms. Marshall recommended that Planning Commission accept the plan as the application is administratively complete.

Ms. Kipp made a motion to accept the Gettysburg Strength and Conditioning, LLC Minor Final Subdivision Plan. Mr. Rice provided a second, and the motion carried 4-0, with Mr. Picarelli abstaining.

Crouthamel Minor Final Subdivision Plan: Mr. Picarelli presented the revised plan and requested conditional approval based on the Engineer's comments and the Zoning Officer's comments. They also requested a modification for the 3-1 lot depth to width ratio in section 22-1006.2 of the SALDO.

Ms. Kipp made a motion to approve the requested modification for SALDO Section 22-1006.2 requiring the average depth-to-width ratio of new lots to generally not be greater than three-to-one, and to conditionally approve the Crouthamel Minor Final Subdivision Plan subject to satisfaction of the Borough Engineer comments dated May 5, 2021 and the Borough Zoning Officer comments dated May 5, 2021. Mr. Rice provided a second, and the motion passed 4-0 with Mr. Picarelli abstaining.

Shippensburg Physical Therapy Preliminary/Final Land Development Plan: The Planning Commission reviewed the comments from the Borough Engineer's review letter dated May 13, 2021. There was some discussion on whether plan approval should wait for or be contingent on comments from the Adams County Office of Planning and Development. It was determined that there had been no major

layout changes from the last plan reviewed, so a delay of approval was not necessary although a condition of approval is appropriate since the County had not had a full 30 days to review changes.

The applicant requested a waiver on the minimum landscaping perimeter for parking areas from 10' to 2'-3'. Mr. Blount explained that the area where they are requesting a reduction butts up against a parking lot for an industrial site.

Mr. Jolin made a motion to approve a waiver of SALDO Section 22-1103.4.B(1&2) requiring a 10' minimum landscaping perimeter around parking areas, and stated a rationale that they are providing more planting units than required. Ms. Kipp provided a second, and the motion carried 4-0 with Mr. Picarelli abstaining.

Ms. Kipp made a motion to conditionally approve the Shippensburg Physical Therapy Preliminary/Final Land Development Plan subject to the satisfaction of all of the conditions set forth in the Borough Engineer's May 13 review letter. Mr. Rice provided a second, and the motion carried 4-0 with Mr. Picarelli abstaining.

Announcements: Mr. Strauss announced the next Planning Commission Meeting is June 21, 2021. Ms. Marshall notified Planning Commission that in-person Planning Commission meetings would resume on that date.

Additional Comments from Planning Commissioners: None.

Public Comment: None.

Adjournment: Mr. Picarelli made the motion to adjourn at 7:56 p.m., Mr. Rice provided a second, and the motion carried unanimously.